

Memorandum

TO: PLANNING COMMISSION

FROM: Stephen M. Haase

SUBJECT: SEE BELOW

DATE: September 4, 2002

COUNCIL DISTRICT: 4

SUBJECT: ANNUAL REVIEW OF A DEVELOPMENT AGREEMENT WITH CISCO SYSTEMS, INCORPORATED REGARDING PROPERTY LOCATED AT BOTH SIDES OF NORTH FIRST STREET BETWEEN THE ALVISO-MILPITAS ROAD (SR 237) AND GRAND BOULEVARD

BACKGROUND

A Development Agreement was approved by the City Council with Cisco Systems on June 6, 2000 and the City in conjunction with a Planned Development Zoning (File No. PDCSH99-06-054) to facilitate vested development rights for a 2,325,000-square-foot project at both sides of North First Street between the Alviso-Milpitas Road (SR 237) and Grand Boulevard (**Cisco Campus #6**).

This Development Agreement was approved to facilitate the development of the entire project as approved within a standard time frame. The Agreement includes both phases of the project. As part of the Agreement the applicant, Cisco Systems, committed to construct at least half of phase I of the project within 12 years and occupy some portion of the site within an 8 year time frame.

This Development Agreement, as required by City Ordinance, requires the Planning Commission to adopt a resolution, if applicable, upon a determination subsequent to a Compliance Review Hearing, that all terms and conditions of the agreement are in full compliance.

ANALYSIS

Two buildings related to the first phase of development (1,600,000 square feet) are currently under construction. Cisco Systems, in compliance with the Development Agreement, is building facilities in accordance with the approved Planned Development Permit including public right-of-way improvements.

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt a resolution finding the developer in full compliance with the terms and conditions of this Development Agreement.

STEPHEN M. HAASE, DIRECTOR
Planning, Building and Code Enforcement

c: Ms. Nancy Bareilles, Cisco Systems, Inc., 170 West Tasman Drive, San Jose, CA 95134
ME:ll/207-06